

082.0

0006

0002.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

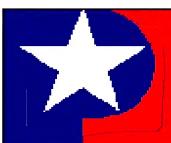
617,000 / 617,000

USE VALUE:

617,000 / 617,000

ASSESSED:

617,000 / 617,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
19		LENNON RD, ARLINGTON

Legal Description		User Acct
		51525
GIS Ref		
GIS Ref		
Insp Date		08/09/18
08/09/18		

**OWNERSHIP**

Unit #:

Owner 1: TU PETER A	
Owner 2: LOUIE-TU ELIZABETH A	
Owner 3:	

Street 1: 19 LENNON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: PARSONS SCOTT L &amp; SUSAN S -

Owner 2: -

Street 1: 84 PARK AVENUE EXTENSION

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4967		Sq. Ft.	Site		0	70.	1.15	6									398,307						398,300	

PREVIOUS ASSESSMENT										Parcel ID	082.0-0006-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	218,700	0	4,967.	398,300	617,000		Year end	12/23/2021		
2021	101	FV	211,200	0	4,967.	398,300	609,500		Year End Roll	12/10/2020		
2020	101	FV	211,200	0	4,967.	398,300	609,500	609,500	Year End Roll	12/18/2019		
2019	101	FV	184,300	0	4,967.	392,600	576,900	576,900	Year End Roll	1/3/2019		
2018	101	FV	184,300	0	4,967.	301,600	485,900	485,900	Year End Roll	12/20/2017		
2017	101	FV	184,300	0	4,967.	284,500	468,800	468,800	Year End Roll	1/3/2017		
2016	101	FV	184,300	0	4,967.	261,700	446,000	446,000	Year End	1/4/2016		
2015	101	FV	172,600	0	4,967.	244,700	417,300	417,300	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
PARSONS SCOTT L	71585-298	1	9/6/2018			710,000	No	No									
CREED MICHAEL/E	22800-336		1/5/1993			125,000	No	No	A								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/6/2019	822	Insulate	6,654	C					8/9/2018	MEAS&NOTICE	BS	Barbara S					
									2/27/2009	Measured	189	PATRIOT					
									5/4/2000	Inspected	276	PATRIOT					
									1/14/2000	Mailer Sent							
									1/14/2000	Measured	276	PATRIOT					
									12/1/1981		KM						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: AQUA	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Fair	1st Res Grid   Desc: Line 1   # Units 1												
GENERAL INFORMATION	Grade: C - Average	Year Blt: 1955	Eff Yr Blt:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Alt LUC:	Alt %:	Jurisdct:	Fact: .	Fpl: 1	Rating: Average	Other												
Const Mod:	Lump Sum Adj:			WSFlue:	Rating:	Upper												
INTERIOR INFORMATION	CONDO INFORMATION			Location:	REMODELING RES BREAKDOWN													
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Total Units:	Exterior:	No Unit	RMS	BRS	FL									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Floor:	Interior:	1	6	3										
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	% Own:	Additions:													
Insulation: 2 - Typical	Int vs Ext: S	Adj \$ / SQ: 148.485	Other Features: 73250	Name:	Kitchen:													
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000	Grade Factor: 1.00	Total:	Baths:													
# Heat Sys: 1	% Heated: 100	NBHD Mod:	Adj Total: 317008	31 %	Plumbing:													
Solar HW: NO	Central Vac: NO	LUC Factor: 1.00	Depreciation: 98272	WtAv\$/SQ:	Electric:													
% Com Wal	% Sprinkled	Depreciated Total: 218735	Final Total: 218700	AvRate:	Heating:													
<b>CALC SUMMARY</b>				Ind. Val:	General:													
<b>COMPARABLE SALES</b>				Before Depr: 148.49														
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
BMT	Basement	768	54.680	41,994	BMT	100	RRM		35 A									
FFL	First Floor	768	148.490	114,037														
TQS	3/4 Story	576	148.490	85,527														
WDK	Deck	200	11.000	2,200														
Net Sketched Area: 2,312				Total: 243,758														
Size Ad	1344	Gross Area	2504	FinArea	1613													
<b>MOBILE HOME</b> Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																		
<b>SPEC FEATURES/YARD ITEMS</b>																		
<b>PARCEL ID</b> 082.0-0006-0002.0																		
																		
<b>IMAGE</b> AssessPro Patriot Properties, Inc.																		
More: N Total Yard Items: _____ Total Special Features: _____ Total: _____																		